

## MINUTES OF A PLANNING AND ZONING MEETING

August 10, 2016

The meeting was called to order at 5:30 p.m. by Chairperson Steven Timothy.

A roll call was taken which showed Board Members Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, David Higginson, Lynn Snow, and Gwen Bellon present.

Others present included Zoning and Building Director Dean Johnson, City Manager Ryan Snow, City Recorder Carolyn Wilcken, Justin Johnson, Michael Nielsen, Matt Robison, Joe Thomas, Dee Miles and Jessica Thomas. City Councilman Joe Burdick was excused.

### **MINUTES**

Members reviewed minutes of the meeting of July 27, 2016, as presented. Motion to approve was made by David Higginson. Motion seconded by Bob Gilbert. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, Lynn Snow, and Gwen Bellon. Motion carried unanimously.

### **MINOR SUBDIVISION – A. LYNN SNOW**

A. Lynn Snow has requested approval to split property next to Meadowbrook Subdivision into two parcels with each owned by different individual. A motion was made to by David Higginson to approve this lot split request. Motion seconded by Nancy Boender. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, and Gwen Bellon. Motion carried. Lynn Snow abstained.

### **PUBLIC HEARING – PROPOSED ZONE CHANGE – WEST SIDE OF STATE STREET FROM 100 SOUTH TO 200 SOUTH**

Chairperson Steven Timothy stated this is a public hearing to receive comments from the public regarding a zone change for the west side of State Street from 100 South to 200 South from residential to professional. Joseph Thomas owns a home next door to the home that is requiring a rezoning and stated that he is very opposed to rezoning. He does not want to live next to a business and is concerned with safety that no one will be at that residence at night. He feels there are plenty of other locations. Dan Carner lives on the north end of the block and doesn't feel the alley should be used for parking as it is very narrow. It was clarified that the alley access for parking would be for employees only. Neldon Cooper stated that he has run a daycare business for 32 years. Mike Safford expressed approval for the zone change. After review and discussion, a motion was made by David Higginson to make a recommendation to council that a zone change be made from residential to professional on State Street from 100 South to 200 South. Motion seconded by Cris Squire. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, and Gwen Bellon. Bob Gilbert voted Nay. Lynn Snow abstained. Motion carried.

**MINOR SUBDIVISION – RAY GRANT**

Ray Grant has requested approval to split property in order to accommodate realignment of his property adjoining property at 100 West 425 South. Ray had previously purchased the property but a plat had never been finalized for recording with Duchesne County. A motion was made by Lynn Snow to approve this lot split request. Motion seconded by Bob Gilbert. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, Lynn Snow, and Gwen Bellon. Motion carried unanimously.

Motion to adjourn the meeting was made by Lyn Snow. Motion seconded by Cris Squire. Those voting Aye are Nancy Boender, Bob Gilbert, Steven Timothy, Cris Squire, Dave Higginson, Lynn Snow, and Gwen Bellon. Motion carried unanimously.

Meeting adjourned at 6:25 p.m.